

# City of Santa Clara

## Community Input Meeting

### Parkland Dedication & Fees In Lieu

February 26, 2019



**City of  
Santa Clara**  
The Center of What's Possible

# Agenda

- **Background of Fee Update Process**
- **City Presentation**
- **Questions & Comments**
- **Developer Presentation**
- **Questions & Comments**

# Background

- **Santa Clara City Code 17.35**
  - Ordinances No.1928 & No.1937
  - Requires developed parkland
  - Quimby Act (CGC 66477)
  - Mitigation Fee Act (CGC 66000)
- **2018 Municipal Fee Update**
  - Proposed fee increase based on land & improvement
  - 5-8-2018 Council direction to conduct additional outreach, discussion review of Park In Lieu Fees
  - 6-11-2018 & 6-27-2018 Community & Stakeholder meetings held
  - Nexus Study, background information, land appraisal reviewed



# Background

- **Park & Recreation Facilities Development Impact Fee Study—Administrative Draft**
- **Review Period 1-14-19 thru 2-26-19**
- **City website information**
  - General Plan
  - Nexus Study (6-25-14)
  - Nexus Study Update (1-04-19)
  - Land Valuation Report (12-31-17)
  - Parkland Improvements Cost (2017)
  - Questions & Answers thru 2-15-19
  - Letters received thru 2-15-19
- **Final Draft Report**
- **Council Meeting 4-9-2019**

The screenshot displays the City of Santa Clara website. The header includes the city logo, name, and tagline "The Center of What's Possible". Navigation links for HOME, RESIDENTS, BUSINESSES, VISITORS, GOVERNMENT, and I WANT TO... are present. A search bar and a link to the Santa Clara Online Network are also visible. The main content area is titled "Park Impact Fees" and is part of the "Parks & Recreation" department. It includes a sidebar with a list of links such as "About Parks & Recreation", "Art & Wine Festival", "Activities & Programs", "Class Registration", "Rentals", "Parks & Pools", "Swimming Programs", "Park Projects", "Community Garden", "Parks & Recreation Special Events", "Roberta Jones Junior Theatre", "Golf & Tennis", "Sports & Athletics", "Therapeutic Recreation Services", "Community Recreation Center", "Senior Center", "Teen Center", "Youth Activity Center (YAC)", "Skate Park", "Cemeteries", "How can I help?", "Contact Us", "Park Impact Fees" (highlighted), "Facilities Map", and "Event Calendar". The main text area discusses the "New Residential Development" and "Park & Recreational Land Dedication and/or Fees Due In-Lieu". It mentions that since September 13, 2014, the Santa Clara City Code includes Chapter 17.35 "Park and Recreational Land" which requires new residential developments to provide developed park and recreational land, and/or pay a fee in-lieu thereof pursuant to the California Quimby Act (Quimby) and/or the Mitigation Fee Act (MFA). It also states that City Code Chapter 3.15 Dwelling Unit Tax also applies to residential development. A note indicates that "Please note current documents, public input and update process are noted in yellow below". It lists frequently asked questions, including "FAQ-Fact Sheet Parkland Dedication, In Lieu Fees and Credits". It also lists ordinances: "Ordinance #1937 (02-24-2015) Amended Chapter 17.35 to remove 1-acre prerequisite for fee credit eligibility" and "Ordinance #1928(07-15-2014) Added Chapter 17.35 to City Code". It states that fees are updated annually by Council Resolution. A section titled "Stakeholder and Community Opportunities for Public Input" lists several public meetings and comment periods, with dates and locations highlighted in yellow. It includes "June 11 & June 27, 2018 - Public Community and Stakeholder Meetings #1 & #2 were held", "January 11, 2019 Notice of Public Input Period", "January 14, 2019 Begin Public Review and Comment Period (30 Business Days)", "Meeting #3: January 22, 2019 3:00PM - 4:00PM at the Santa Clara Senior Center 1303 Fremont Street Rm 232 (Presentation)", "Questions & Answers - Through February 15, 2019", "Public Comment Letters - Received through February 15, 2019", "Meeting #4: February 26, 2019 3:00PM - 4:00PM at the Santa Clara Senior Center 1303 Fremont Street Rm 232", "Public Input Period Ends February 26, 2019 5:00 PM", and "City Council Meeting: Tentatively scheduled for April 9, 2019". It also mentions that fee schedules are attached at the end of each resolution. It lists "Resolution #19-TBD (Tentative Council Consideration Date: April 9, 2019)" and "Resolution #17-8427 (5-9-2017)". There are sections for "Instructions" (Supplemental Instructions for Appraisal (06-07-2016) and June 7, 2016 Council Agenda report), "Kitchell 2017" (Facility Condition Assessment (Kitchell 2017): Executive Summary), "Nexus Studies and Updates" (January 4, 2019 Park & Recreation Facilities Development Impact Fee Study Update - Admin Draft (Willdan Financial Services) - Final Report to be issued March 2019 prior to Council Meeting on April 9, 2019; and June 25, 2014 Park and Recreation Facilities Development Impact Fee Study - Final (Willdan Financial Services-Nexus Study)), and "Park Amenity & Design Standards" (2019 Public Park Amenity & Design Standards (subject to amendment)).

# Background

- **Nexus Study Methodology**

- Uses the “existing standard” method to calculate the maximum allowable fees that would fund the development of parkland and recreational facilities at the same ratio that serves existing residents

- **Fee Components**

- Parks Service Populations
- Housing type occupant density
- Land: cost to buy and acre of parkland
  - annual appraisal Council adopted supplemental instructions
  - by ZIP Code area
- Improvements: cost to build an acre of park (site, amenities and buildings)
- Administration (2%)

# Background

- **Fee Components**

- Parks Service Population & Current Park Inventory
  - Quimby (2010): 116,468;
  - MFA (2018): 126,408
- Housing type occupant density
  - Single Family: 2.98/dwelling unit
  - Multi-family: 2.40/dwelling unit
- Land: cost to buy and acre of parkland (appraisal 12-31-2017)
  - Per acre: 95050: \$3,738,000; 95051: \$3,993,000; 95054: \$4,035,000
- Improvement: cost to build an acre of park (site, amenities, buildings 2018)
  - \$3,471 per capita, \$1,335,000 per acre (\$340,499,760/254.99 im acres)
- Administration (2%)

# Park Inventory Updated

Table 3: Existing Parkland Inventory

|  |                            | 2018                |                            |
|--|----------------------------|---------------------|----------------------------|
| Park Name                              | Address                    | Inventory Developed | 2018 Inventory Undeveloped |
| <u>Community Parks</u>                 |                            |                     |                            |
| Central Park                           | 909 Kiely Boulevard        | 45.04               | -                          |
| Central Park North-City Place (SCG&TC) | 5155 Stars & Stripes Drive | -                   | 34.93                      |
| Subtotal Community Parks               |                            | 45.04               | 34.93                      |
| <u>Mini/Pocket Parks</u>               |                            |                     |                            |
| Geof Goodfellow Sesquicentennial Park  | 1591 El Camino Real        | 0.18                | -                          |
| Memorial Cross Park                    | 2501 De La Cruz Boulevard  | 0.34                | -                          |
| Thomas Barrett Park (formerly BAREC)   | 1885 Worthington Circle    | 1.00                | -                          |
| Rotary Park                            | 1490 Don Avenue            | 0.20                | -                          |
| War Memorial Playground                | 295 Monroe Street          | 0.87                | -                          |
| LSAP-Parks A-H                         |                            | -                   | 3.19                       |
| Subtotal Mini/Pocket Parks             |                            | 2.59                | 3.19                       |
| <u>Neighborhood Parks</u>              |                            |                     |                            |
| Agnew Park                             | 2250 Agnew Road            | 1.97                | -                          |
| Bowers Park                            | 2582 Cabrillo Avenue       | 8.70                | -                          |
| Bracher Park                           | 2560 Alhambra Drive        | 3.45                | -                          |
| Central Park Annex                     | Miles Drive                | 2.72                | -                          |
| City Plaza Park                        | Lexington & Main Street    | 1.60                | -                          |
| Earl R. Carmichael Park                | 3445 Benton Street         | 8.32                | -                          |
| Everett Alvarez Jr. Park               | 2280 Rosita Drive          | 1.61                | -                          |
| Fairway Glen Park                      | 2051 Calle de Primavera    | 4.00                | -                          |
| Fremont Park                           | 1303 Fremont Street        | 2.66                | -                          |
| Fuller Street Park                     | 4641 Fuller Street         | 2.39                | -                          |
| Henry Schmidt Park                     | 555 Los Padres Boulevard   | 7.50                | -                          |
| Homeridge Park                         | 2985 Stevenson Street      | 4.28                | -                          |
| Jenny Strand Park                      | 250 Howard Drive           | 4.47                | 5.22                       |
| Larry J. Marsalli Park                 | 1425 Lafayette Street      | 7.26                | -                          |
| Lick Mill Park                         | 4750 Lick Mill Boulevard   | 9.90                | -                          |
| Live Oak Park                          | 4025 Rivermark Parkway     | 9.98                | -                          |
| Machado Park                           | 3360 Cabrillo Avenue       | 2.65                | -                          |
| Mary Gomez Park                        | 651 Bucher Avenue          | 5.64                | -                          |
| Maywood Park                           | 3330 Pruneridge Avenue     | 6.98                | -                          |
| Montague Park                          | 3595 MacGregor Lane        | 7.51                | -                          |
| Parkway Park                           | 3675 Forest Avenue         | 4.50                | -                          |
| Santa Clara Square Parks               |                            | -                   | 4.17                       |
| San Tomas & Monroe (Eddie Souza Park)  | 2380 Monroe Street         | 2.49                | -                          |
| Steve Carli Park                       | 1045 Los Padres            | 1.60                | -                          |
| Thamien Park                           | 4321 Lick Mill Boulevard   | 3.40                | -                          |
| Warburton Park & Pool                  | 2250 Royal Drive           | 3.95                | -                          |
| Westwood Oaks Park                     | 460 La Herman Drive        | 1.75                | -                          |
| Subtotal Neighborhood Parks            |                            | 121.26              | 9.39                       |

Table 3: Existing Parkland Inventory Continued

|  |                              | 2018                |                            |
|--|------------------------------|---------------------|----------------------------|
| Park Name  | Address                      | Inventory Developed | 2018 Inventory Undeveloped |
| <u>Public Open Space</u>   |                              |                     |                            |
| Agnews Historic Park, Mansion & Auditorium                         | 4030 Lafayette Street        | 14.50               | -                          |
| Civic Center Park  | 1525 El Camino Real          | 1.63                | -                          |
| Ulistac Natural Area   | 4901 Lick Mill Boulevard     | -                   | 40.08                      |
| Subtotal Public Open Space   |                              | 16.13               | 40.08                      |
| <u>Recreation Facilities</u>                                       |                              |                     |                            |
| Raymond G. Gamma Dog Park  | 888 Reed Street              | 1.72                | -                          |
| Reed & Grant Street Sports Park                                    | 870 Reed Street              | -                   | 9.04                       |
| Santa Clara Senior Center  | 1303 Fremont Street          | 2.14                | -                          |
| Santa Clara P.A.L. BMX Track                                       | 5451 Lafayette St.           | -                   | -                          |
| Santa Clara Youth Soccer Park                                      | 5049 Centennial Blvd.        | 11.00               | -                          |
| Subtotal Recreation Facilities                                     |                              | 14.86               | 9.04                       |
| <u>Recreational Trails (San Tomas Aquino/Saratoga Creek Trail)</u> |                              |                     |                            |
| Reach 1  | Bay Trail to Agnew Road      | 1.70                | -                          |
| Reach 2  | Agnew Road to Scott Blvd.    | 0.81                | -                          |
| Reach 3  | Scott Blvd. to Monroe St.    | 1.21                | -                          |
| Reach 4  | Monroe St. to Pruneridge Ave | 3.87                | 0.20                       |
| Subtotal Recreational Trails                                       |                              | 7.59                | 0.20                       |
| <u>Joint Use Facilities</u>  |                              |                     |                            |
| Buchser Tennis Courts  | Buchser Campus               | -                   | 1.07                       |
| Mission College Sports Complex                                     | 3000 Mission College Blvd    | 19.40               | -                          |
| Elmer Johnson Field  | Buchser Campus               | 5.10                | -                          |
| Mission City Center for the Performing Arts                        | Wilcox High School           | -                   | -                          |
| Montague Swim Center   | Montague Park                | 2.50                | -                          |
| Townsend Field   | Buchser Campus               | 5.00                | -                          |
| Washington Park Baseball Field                                     | Buchser Campus               | 8.20                | -                          |
| Steve Carli Sports Field   | 1045 Los Padres              | 3.92                | -                          |
| Skate Park   | 2440 Cabrillo Avenue         | 0.90                | -                          |
| Teen Center  | 2448 Cabrillo Avenue School  | 1.00                | -                          |
| Walter E. Schmidt Youth Activity Center                            | 2450 Cabrillo Avenue         | 1.50                | -                          |
| Subtotal Joint Use Facilities                                      |                              | 47.52               | 1.07                       |
| Total  |                              | 254.99              | 97.89                      |

# Park Asset Inventory Updated

Table 4: Park Site Assets and Buildings

| Park Name                              | Replacement Value Park Assets | Replacement Value Building(s) Asset | Total Replacement Cost |
|--|-------------------------------|-------------------------------------|------------------------|
| <u>Community Parks</u>                 |                               |                                     |                        |
| Central Park                           | \$ 17,959,388                 | \$ 73,370,929                       | \$ 91,330,317          |
| Central Park North-City Place (SCG&TC) | -                             | -                                   | -                      |
| Subtotal Community Parks               | \$ 17,959,388                 | \$ 73,370,929                       | \$ 91,330,317          |
| <u>Mini/Pocket Parks</u>               |                               |                                     |                        |
| Geof Goodfellow Sesquicentennial Park  | \$ 160,482                    | \$ -                                | \$ 160,482             |
| Memorial Cross Park                    | 98,675                        | -                                   | 98,675                 |
| Thomas Barrett Park (formerly BAREC)   | 540,082                       | 589,374                             | 1,129,456              |
| Rotary Park                            | 220,887                       | -                                   | 220,887                |
| War Memorial Playground                | 650,033                       | 553,269                             | 1,203,302              |
| LSAP-Parks A-H                         | -                             | -                                   | -                      |
| Subtotal Mini/Pocket Parks             | \$ 1,670,159                  | \$ 1,142,643                        | \$ 2,812,802           |
| <u>Neighborhood Parks</u>              |                               |                                     |                        |
| Agnew Park                             | \$ 786,168                    | \$ 1,813,786                        | \$ 2,599,954           |
| Bowers Park                            | 1,699,330                     | 6,286,660                           | 7,985,990              |
| Bracher Park                           | 992,336                       | 552,207                             | 1,544,543              |
| Central Park Annex                     | 732,170                       | 732,395                             | 1,464,565              |
| City Plaza Park                        | 338,104                       | 276,276                             | 614,380                |
| Earl R. Carmichael Park                | 3,221,465                     | 4,984,727                           | 8,206,192              |
| Everett Alvarez Jr. Park               | 770,680                       | 888,840                             | 1,659,520              |
| Fairway Glen Park                      | 1,613,055                     | -                                   | 1,613,055              |
| Fremont Park                           | 518,591                       | -                                   | 518,591                |
| Fuller Street Park                     | 799,582                       | 530,968                             | 1,330,530              |
| Henry Schmidt Park                     | 3,151,804                     | 2,784,396                           | 5,936,200              |
| Homeridge Park                         | 948,347                       | 509,729                             | 1,458,076              |
| Jenny Strand Park                      | 1,622,998                     | 214,511                             | 1,837,509              |
| Larry J. Marsalli Park                 | 1,994,604                     | 849,549                             | 2,844,153              |
| Lick Mill Park                         | 2,960,932                     | 5,766,312                           | 8,727,244              |
| Live Oak Park                          | 1,484,676                     | 430,084                             | 1,914,760              |
| Machado Park                           | 959,152                       | 1,784,052                           | 2,743,204              |
| Mary Gomez Park                        | 2,032,090                     | 6,687,925                           | 8,720,015              |
| Maywood Park                           | 2,570,053                     | 1,784,052                           | 4,354,105              |
| Montague Park                          | 2,684,583                     | 6,743,293                           | 9,427,856              |
| Parkway Park                           | 672,415                       | 928,132                             | 1,600,547              |
| Santa Clara Square Parks               | -                             | -                                   | -                      |
| San Tomas & Monroe (Eddie Souza Park)  | 3,704,850                     | -                                   | 3,704,850              |
| Steve Carli Park                       | 1,085,243                     | 1,588,000                           | 2,683,243              |
| Thamien Park                           | 1,774,012                     | 530,968                             | 2,304,980              |
| Warburton Park & Pool                  | 1,730,636                     | 4,765,381                           | 6,496,017              |
| Westwood Oaks Park                     | 875,039                       | 1,827,566                           | 2,702,605              |
| Subtotal Neighborhood Parks            | \$ 41,732,875                 | \$ 53,259,809                       | \$ 94,992,684          |

Table 4: Park Site Assets and Buildings Continued

| Park Name                                   | Replacement Value Park Assets | Replacement Value Building(s) Asset | Total Replacement Cost |
|---|-------------------------------|-------------------------------------|------------------------|
| <u>Public Open Space</u>                    |                               |                                     |                        |
| Agnews Historic Park, Mansion & Auditorium  | \$ 3,278,089                  | \$ -                                | \$ 3,278,089           |
| Civic Center Park                           | 937,765                       | -                                   | 937,765                |
| Ulistac Natural Area                        | 306,362                       | -                                   | 306,362                |
| Subtotal Public Open Space                  | \$ 4,522,216                  | \$ -                                | \$ 4,522,216           |
| <u>Recreation Facilities</u>                |                               |                                     |                        |
| Raymond G. Gamma Dog Park                   | \$ 377,960                    | \$ -                                | \$ 377,960             |
| Reed & Grant Street Sports Park             | -                             | -                                   | -                      |
| Santa Clara Senior Center                   | 508,130                       | 32,546,908                          | 33,055,038             |
| Santa Clara P.A.L. BMX Track                | -                             | -                                   | -                      |
| Santa Clara Youth Soccer Park               | 5,907,808                     | 7,043,303                           | 12,951,111             |
| Subtotal Recreation Facilities              | \$ 6,793,898                  | \$ 39,590,211                       | \$ 46,384,109          |
| <u>Recreational Trails</u>                  |                               |                                     |                        |
|   | \$ 4,301,154                  | \$ -                                | \$ 4,301,154           |
| <u>Joint Use Facilities</u>                 |                               |                                     |                        |
| Buchser Tennis Courts                       | \$ 591,400                    | \$ -                                | \$ 591,400             |
| Mission College Sports Complex              | 6,968,950                     | 3,419,649                           | 10,388,599             |
| Elmer Johnson Field                         | 459,639                       | 56,982                              | 516,621                |
| Mission City Center for the Performing Arts | -                             | 40,462,347                          | 40,462,347             |
| Montague Swim Center                        | 398,429                       | 5,253,915                           | 5,652,344              |
| Townsend Field                              | 643,926                       | 2,400,000                           | 3,043,926              |
| Washington Park Baseball Field              | 1,286,701                     | 2,296,838                           | 3,583,539              |
| Steve Carli Sports Field                    | -                             | -                                   | -                      |
| Skate Park                                  | 928,485                       | 458,756                             | 1,387,241              |
| Teen Center                                 | 269,536                       | 9,291,939                           | 9,561,475              |
| Walter E. Schmidt Youth Activity Center     | -                             | 20,968,986                          | 20,968,986             |
| Subtotal Joint Use Facilities               | \$ 11,547,066                 | \$ 84,609,412                       | \$ 96,156,478          |
| Total Replacement Cost                      | \$ 88,526,756                 | \$ 251,973,004                      | \$ 340,499,760         |



# Park Improvement Value

| Park   | Description  | Cost         | Cost per Acre |
|--|--|--------------|---------------|
| <b>Central Park Annex-<br/>former Kaiser site</b>  | 1.5 acres, restroom, playgrounds, picnic area, meadow, pathways landscaping  | \$1,464,565  | \$976,377     |
| <b>San Tomas &amp;<br/>Monroe (souza<br/>Park)</b> | 1.61 acres, restroom, playgrounds, picnic areas, meadow, community garden, pathways, landscaping, parking lot, dog run | \$3,704,850  | \$2,301,149   |
| <b>Reed &amp; Grant Street</b>                     | 9 acres, sports fields, community building, restroom, playground, parking lot, lights, pathways, landscaping           | \$22,214,500 | \$2,468,278   |
| <b>LSAP Parks</b>                                  | 3.19 acres, playgrounds, community building, restroom, landscaping, pathways, community garden, dog run                | \$5,662,824  | \$1,775,570   |

# Park Facility Standards

- Mitigation Fee Act
  - Reasonable approach
  - Facility standard land: 2.6 acres/1000 (existing 2018)
  - Distinguishes between developed and undeveloped parkland
  - Does not burden new development with cost associated with deficiencies, does not pay for fixing deficiencies
  - New residential development funds new park facilities at the same level
- Quimby Act
  - Facility standard land: 3 acres/ 1000 new residents. Applies to subdivisions.
  - Allows fees due in lieu
  - Funds used for acquisition of neighborhood & community parkland; rehabilitation under certain conditions
- Improvement Standard:
  - applies to all residential projects, provides same types improvements, \$3,471 per cap

**Table 9: Park Facilities to Accommodate New Development**

|   | Calculation                | Parkland       | Improvements  | Total Range <sup>1</sup> |
|---|----------------------------|----------------|---------------|--------------------------|
| <u><i>Parkland (Quimby Act), Improvements (Mitigation Fee Act)</i></u> <sup>2</sup> |                            |                |               |                          |
| Facility Standard (acres/1,000 residents)   | A                          | 3.00           | 2.60          |                          |
| Resident Growth (2018-2035)   | B                          | 28,392         | 28,392        |                          |
| Facility Needs (acres)  | $C = (B / 1,000) \times A$ | 85.18          | 73.82         |                          |
| Average Unit Cost (per acre)  | D                          | \$ 3,922,000   | 1,335,000     |                          |
| Total Cost of Parkland To Serve New Development                                     | $E = C \times D$           | \$ 334,075,960 | \$ 98,549,700 | \$ 432,625,660           |
| <u><i>Parkland and Improvements - Mitigation Fee Act</i></u> <sup>3</sup>           |                            |                |               |                          |
| Facility Standard (acres/1,000 residents)   | F                          | 2.60           | 2.60          |                          |
| Resident Growth (2018-2035)   | G                          | 28,392         | 28,392        |                          |
| Facility Needs (acres)  | $H = (G / 1,000) / F$      | 73.82          | 73.82         |                          |
| Average Unit Cost (per acre)  | D                          | \$ 3,922,000   | 1,335,000     |                          |
| Total Cost of Parkland To Serve New Development                                     | $I = H \times D$           | \$ 289,522,040 | \$ 98,549,700 | \$ 388,071,740           |

Note: Totals rounded to the thousands.

<sup>1</sup> Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

<sup>2</sup> Cost of parkland to serve new development shown if all development is subject to the Quimby Act (subdivisions). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

<sup>3</sup> Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 1, 5, and 8.

**Table 10: Cost per Capita**

|  |                  | <i>Land</i> <sup>1</sup> |    |                         |
|--|------------------|--------------------------|----|-------------------------|
|  | Calculation      | Quimby Act               | OR | Mitigation Fee Act      |
|  |                  |                          |    | AND <i>Improvements</i> |
| <u><i>Zip Code 95050</i></u>                 |                  |                          |    |                         |
| Parkland Investment (per acre)               | <i>A</i>         | \$ 3,738,000             |    | \$ 3,738,000            |
| Level of Service (acres per 1,000 residents) | <i>B</i>         | 3.00                     |    | 2.60                    |
| Total Cost Per 1,000 capita                  | $C = A \times B$ | \$ 11,214,000            |    | \$ 9,718,800            |
| Cost Per Resident                            | $D = C / 1,000$  | \$ 11,214                |    | \$ 9,719                |
| <u><i>Zip Code 95051</i></u>                 |                  |                          |    |                         |
| Parkland Investment (per acre)               | <i>A</i>         | \$ 3,993,000             |    | \$ 3,993,000            |
| Level of Service (acres per 1,000 residents) | <i>B</i>         | 3.00                     |    | 2.60                    |
| Total Cost Per 1,000 capita                  | $C = A \times B$ | \$ 11,979,000            |    | \$ 10,381,800           |
| Cost Per Resident                            | $D = C / 1,000$  | \$ 11,979                |    | \$ 10,382               |
| <u><i>Zip Code 95054</i></u>                 |                  |                          |    |                         |
| Parkland Investment (per acre)               | <i>A</i>         | \$ 4,035,000             |    | \$ 4,035,000            |
| Level of Service (acres per 1,000 residents) | <i>B</i>         | 3.00                     |    | 2.60                    |
| Total Cost Per 1,000 capita                  | $C = A \times B$ | \$ 12,105,000            |    | \$ 10,491,000           |
| Cost Per Resident                            | $D = C / 1,000$  | \$ 12,105                |    | \$ 10,491               |

<sup>1</sup> A development project pays either the Quimby Act Fee In-Lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fee for park improvements.

Sources: Tables 5, 9 and Appendix Table A.1.



**Table 11.a: Park and Recreation Facilities Fee Schedule - Zip Code 95050**

| Land Use                  | A<br>Cost Per<br>Capita | B<br>Density | C = A x B<br>Base<br>Fee <sup>1</sup> | D = C x 0.02<br>Admin<br>Charge <sup>1, 2</sup> | E = C + D<br>Total Fee <sup>1</sup> |
|---------------------------|-------------------------|--------------|---------------------------------------|---|-------------------------------------|
| <b>Quimby Act</b>         |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 11,214               | 2.98         | \$ 33,418                             | \$ 668  | \$ 34,086                           |
| Improvements              | 3,471                   | 2.98         | 10,344                                | 207   | 10,551                              |
| Total                     | \$ 14,685               |              | \$ 43,762                             |   | \$ 44,637                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 11,214               | 2.40         | \$ 26,914                             | \$ 538  | \$ 27,452                           |
| Improvements              | 3,471                   | 2.40         | 8,330                                 | 167   | 8,497                               |
| Total                     | \$ 14,685               |              | \$ 35,244                             |   | \$ 35,949                           |
| <b>Mitigation Fee Act</b> |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 9,719                | 2.98         | \$ 28,963                             | \$ 579  | \$ 29,542                           |
| Improvements              | 3,471                   | 2.98         | 10,344                                | 207   | 10,551                              |
| Total                     | \$ 13,190               |              | \$ 39,307                             |   | \$ 40,093                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 9,719                | 2.40         | \$ 23,326                             | \$ 467  | \$ 23,793                           |
| Improvements              | 3,471                   | 2.40         | 8,330                                 | 167   | 8,497                               |
| Total                     | \$ 13,190               |              | \$ 31,656                             |   | \$ 32,290                           |

<sup>1</sup> Fee per dwelling unit.<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.



**Table 11.b: Park and Recreation Facilities Fee Schedule - Zip Code 95051**

| Land Use                  | A<br>Cost Per<br>Capita | B<br>Density | C = A x B<br>Base<br>Fee <sup>1</sup> | D = C x 0.02<br>Admin<br>Charge <sup>1, 2</sup> | E = C + D<br>Total Fee <sup>1</sup> |
|---------------------------|-------------------------|--------------|---------------------------------------|---|-------------------------------------|
| <b>Quimby Act</b>         |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 11,979               | 2.98         | \$ 35,697                             | \$ 714  | \$ 36,411                           |
| Improvements              | <u>3,471</u>            | 2.98         | <u>10,344</u>                         | 207   | <u>10,551</u>                       |
| Total                     | \$ 15,450               |              | \$ 46,041                             |   | \$ 46,962                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 11,979               | 2.40         | \$ 28,750                             | \$ 575  | \$ 29,325                           |
| Improvements              | <u>3,471</u>            | 2.40         | <u>8,330</u>                          | 167   | <u>8,497</u>                        |
| Total                     | \$ 15,450               |              | \$ 37,080                             |   | \$ 37,822                           |
| <b>Mitigation Fee Act</b> |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 10,382               | 2.98         | \$ 30,938                             | \$ 619  | \$ 31,557                           |
| Improvements              | <u>3,471</u>            | 2.98         | <u>10,344</u>                         | 207   | <u>10,551</u>                       |
| Total                     | \$ 13,853               |              | \$ 41,282                             |   | \$ 42,108                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 10,382               | 2.40         | \$ 24,917                             | \$ 498  | \$ 25,415                           |
| Improvements              | <u>3,471</u>            | 2.40         | <u>8,330</u>                          | 167   | <u>8,497</u>                        |
| Total                     | \$ 13,853               |              | \$ 33,247                             |   | \$ 33,912                           |

<sup>1</sup> Fee per dwelling unit.<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.



**Table 11.c: Park and Recreation Facilities Fee Schedule - Zip Code 95054**

| Land Use                  | A<br>Cost Per<br>Capita | B<br>Density | C = A x B<br>Base<br>Fee <sup>1</sup> | D = C x 0.02<br>Admin<br>Charge <sup>1, 2</sup> | E = C + D<br>Total Fee <sup>1</sup> |
|---------------------------|-------------------------|--------------|---------------------------------------|---|-------------------------------------|
| <b>Quimby Act</b>         |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 12,105               | 2.98         | \$ 36,073                             | \$ 721  | \$ 36,794                           |
| Improvements              | 3,471                   | 2.98         | 10,344                                | 207   | 10,551                              |
| Total                     | \$ 15,576               |              | \$ 46,417                             |   | \$ 47,345                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 12,105               | 2.40         | \$ 29,052                             | \$ 581  | \$ 29,633                           |
| Improvements              | 3,471                   | 2.40         | 8,330                                 | 167   | 8,497                               |
| Total                     | \$ 15,576               |              | \$ 37,382                             |   | \$ 38,130                           |
| <b>Mitigation Fee Act</b> |                         |              |                                       |   |                                     |
| <u>Single Family</u>      |                         |              |                                       |   |                                     |
| Parkland                  | \$ 10,491               | 2.98         | \$ 31,263                             | \$ 625  | \$ 31,888                           |
| Improvements              | 3,471                   | 2.98         | 10,344                                | 207   | 10,551                              |
| Total                     | \$ 13,962               |              | \$ 41,607                             |   | \$ 42,439                           |
| <u>Multifamily</u>        |                         |              |                                       |   |                                     |
| Parkland                  | \$ 10,491               | 2.40         | \$ 25,178                             | \$ 504  | \$ 25,682                           |
| Improvements              | 3,471                   | 2.40         | 8,330                                 | 167   | 8,497                               |
| Total                     | \$ 13,962               |              | \$ 33,508                             |   | \$ 34,179                           |

<sup>1</sup> Fee per dwelling unit.<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 10.



# Fee Schedule Update

| Area  | Project Type  | Quimby Act        |                    |         | Mitigation Fee Act |                    |         |
|-------|---------------|-------------------|--------------------|---------|--------------------|--------------------|---------|
|       |               | Existing Fee 2017 | Allowable Fee 2019 | % Incr. | Existing Fee 2017  | Allowable Fee 2019 | % Incr. |
| 95050 | Single Family | \$31,804          | \$44,637           | 40%     | \$27,195           | \$40,093           | 46%     |
|       | Multi-Family  | \$24,566          | \$35,949           | 46%     | \$21,007           | \$32,290           | 52%     |
| 95051 | Single Family | \$34,182          | \$46,962           | 37%     | \$29,201           | \$42,108           | 43%     |
|       | Multi-Family  | \$26,403          | \$37,822           | 43%     | \$22,556           | \$33,912           | 49%     |
| 95054 | Single Family | \$34,946          | \$47,345           | 35%     | \$29,845           | \$42,439           | 41%     |
|       | Multi-Family  | \$26,993          | \$38,130           | 41%     | \$23,053           | \$34,179           | 47%     |



# Process Timeline

## **Stakeholder and Community Opportunities for Public Input**

- Community/Stakeholder Input #1 June 11, 2018, Input #2 June 27, 2018
- City review of comments; Cost Reviews; Nexus Study Update
- January 11, 2019 Notice of Public Input Period
- January 14, 2019 Begin Public Review and Comment Period (30 Business Days)
- Public Input Period on Administrative Draft
- Meeting #3: January 22, 2019 3:00PM- 4:00PM at the Santa Clara Senior Center 1303 Fremont Street Rm 232
- Meeting #4: February 26, 2019 3:00PM- 4:00PM at the Santa Clara Senior Center 1303 Fremont Street Rm 232
- City to consider public comments and policy alternatives
- Prepare Final Draft Report, Resolution & Report for Council April 9, 2019

# Questions & Comments



